

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		MELROSE ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:		1
Owner 1:	O'CONNOR MAUREEN K				
Owner 2:	MAUREEN K O'CONNOR TRUST				
Owner 3:					
Street 1:	54 MELROSE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	OCONNOR MAUREEN -		
Owner 2:	-		
Street 1:	54 MELROSE STREET #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1171 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	538,000	3,300		541,300
Total Card	0.000	538,000	3,300		541,300
Total Parcel	0.000	538,000	3,300		541,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		462.25	/Parcel: 462.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	530,000	3300	.		533,300	533,300	Year End Roll	12/18/2019
2019	102	FV	566,500	3300	.		569,800	569,800	Year End Roll	1/3/2019
2018	102	FV	500,500	3300	.		503,800	503,800	Year End Roll	12/20/2017
2017	102	FV	455,900	3300	.		459,200	459,200	Year End Roll	1/3/2017
2016	102	FV	357,800	3300	.		361,100	361,100	Year End	1/4/2016
2015	102	FV	330,900	3300	.		334,200	334,200	Year End Roll	12/11/2014
2014	102	FV	315,900	3300	.		319,200	319,200	Year End Roll	12/16/2013
2013	102	FV	315,900	3300	.		319,200	319,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]


ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
7/11/2013	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

PRINT	
Date	Time
12/10/20	16:11:41
LAST REV	
Date	Time
10/22/18	13:12:58
mmcmakin	
384	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	152569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



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ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G10	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

NEW WORKS YARD NAME										PARTIAL								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1925	27.50	T	40	102			3,300			3,300